

**SPECIAL USE PERMITS-5-02, 6-02, 7-02, 8-02, 9-02. Temporary Classroom Trailers
Staff Report for April 9, 2002, Board of Supervisors Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Board of Supervisors to assist them in making a recommendation on these applications. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS Building C Board Room; County Government Complex
Board of Supervisors: April 9, 2002, 7:00 p.m.

SUMMARY FACTS

Applicant: Michael E. Thornton, on behalf of Williamsburg-James City County Public Schools

Proposed Use: Lafayette High School - one new trailer, extend SUP for two existing trailers
Jamestown High School - one new trailer, extend SUP for one existing trailer
Toano Middle School - extend the SUP for three existing trailers
Clara Byrd Baker Elementary School - extend the SUP for one existing trailer
D.J. Montague Elementary School - one new temporary classroom trailer

Location: Lafayette High School - 4460 Longhill Road; Powhatan District
Jamestown High School - 3751 John Tyler Highway; Berkeley District
Toano Middle School - 7817 Richmond Road; Stonehouse District
Clara Byrd Baker Elementary School - 3131 Ironbound Road; Berkeley District
D.J. Montague Elementary School - 5380 Centerville Road; Powhatan District

Tax Maps and Parcel Nos.: Lafayette High School - (32-3)(1-1)
Jamestown High School - (46-1)(1-2D)
Toano Middle School - (12-4)(1-51)
Clara Byrd Baker Elementary School - (47-1)(1-58)
D.J. Montague Elementary School - (31-3)(1-49)

Parcel Size: Lafayette High School - R-2, General Residential; 50 acres
Jamestown High School - R-1, Limited Residential; 80 acres
Toano Middle School - A-1, General Agricultural; 34 acres
Clara Byrd Baker Elementary School - R-8, Rural Residential; 23 acres
D.J. Montague Elementary School - R-8, Rural Residential; 23 acres

Staff Contact: Christopher M. Johnson - Phone: 253-6685

STAFF RECOMMENDATION:

Staff finds these proposals to be consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommends the Board of Supervisors approve these proposals with the condition listed in the staff report.

Description of the Project

Mr. Michael Thornton, on behalf of Williamsburg-James City County Schools, has applied for five special use permits to allow the placement of temporary classroom trailers at Lafayette High School, Jamestown High School, Toano Middle School, Clara Byrd Baker Elementary School, and D.J. Montague Elementary School. Section 24-109 of the Zoning Ordinance requires the issuance of a special use permit by the Board of Supervisors for temporary classroom trailers accessory to an existing school. The requests for each of the five schools are detailed below.

Lafayette High School

Lafayette High School currently has two double trailers (four classrooms) located west of the main school building. The School Board is requesting one new double trailer (two classrooms) and an extension of the two existing trailers for two years. The SUP for the two existing trailers is valid until July 1, 2004. An additional one and a half classroom teacher positions will be added to the faculty for the 2002-2003 school year to accommodate growth in the student population. The School Board developed and submitted a site plan associated with SUP-14-00 for the area to the west of the main building and south of the tennis courts to accommodate up to twelve double trailers (20 classrooms.) The location for the trailers will not require additional landscaping as it is well screened from both adjacent properties and Longhill Road and would not interfere with any functional areas such as parking or recreation.

Jamestown High School

Jamestown High School currently has one double trailer (two classrooms) located west of the main school building. The School Board is requesting one new double trailer (two classrooms) and an extension of the existing trailer for two years. The SUP for the existing trailer is valid until July 1, 2004. An additional one and a half classroom teacher positions will be added to the faculty for the 2002-2003 school year to accommodate growth in the student population. The School Board developed and submitted a site plan associated with SUP-13-00 for the area to the west of the existing school building and north of the baseball field to accommodate up to seven double trailers (12 classrooms.) The location will not require additional landscaping as it is well screened from adjacent properties and Route 5 by a wooded buffer and would not interfere with any functional areas such as parking or recreation.

Toano Middle School

Three double trailers (six classrooms) are currently located at Toano Middle School in the area behind the gymnasium. These three trailers, permitted under SUP-17-99, were originally requested due to the wall reinforcement project at the school. The SUP for the three trailers is valid until July 1, 2004. The School Board is requesting that the SUP be extended for an additional two years. Toano's projected enrollment growth exceeded the school's effective capacity within two years and two additional teaching positions were requested for the 2000-01 school year. Since 1999, the trailers have been used for foreign language instruction (two classrooms), health and physical education (two classrooms), English 8 (one classroom), and gifted and talented/drama (one classroom).

Clara Byrd Baker Elementary School

One double trailer (two classrooms) is currently located at Clara Byrd Baker Elementary School between the main school building and the basketball courts. The SUP for the existing trailer is valid until July 1, 2004. The School Board is requesting an extension of the SUP for an additional two years. The trailer is used by the band and strings teachers. If the trailer does not remain, the school would be forced to hold band and strings in the cafeteria which would disrupt classroom instruction and place constraints on scheduling activities because of lunch running from 11:00 a.m. to 1:00 p.m.

D.J. Montague Elementary School

D.J. Montague does not currently have any temporary classroom trailers. A pre-school handicapped class will be located at D.J. Montague for the 2002-2003 school year. No existing classrooms are available to house the program at the school, which is centrally located to the residences of several identified pre-

school children. The overall increase in the number of pre-school handicapped children requires the placement of a temporary classroom trailer. The SUP would allow the placement of one double trailer (one classroom with bathroom), associated utility connections, sidewalks, decks, steps, and handicapped accessible ramps.

Public Utilities

Each of the school sites lie within the Primary Service Area (PSA). Public water and sewer serve the area surrounding each of the schools and the schools themselves.

Comprehensive Plan

The Comprehensive Plan designates all four school sites as Federal, State, and County Land. The majority of land surrounding the four schools is designated Low-Density Residential. Examples of acceptable land uses in areas designated as Low-Density Residential include: single-family homes, recreation areas, community-oriented public facilities, very limited commercial development, churches, and schools. Staff finds the proposed use to be consistent with the Comprehensive Plan as they are accessory to a recommended land use.

RECOMMENDATION:

Staff finds these proposals to be consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommends the Board of Supervisors approve each of these proposals with the following condition:

1. This permit shall be valid until July 1, 2006.

Christopher M. Johnson

CONCUR:

O. Marvin Sowers, Jr.

CJ/gs
sup5,6,7,8,9-02.wpd

Attachments:

1. Site Plan for Lafayette High School
2. Site Plan for Jamestown High School
3. Site Plan for Clara Byrd Baker Elementary School
4. Site Plan for Toano Middle School
5. Site Plan for D.J. Montague Elementary School
6. Resolution